

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, SEPTEMBER 8, 2022, AT 12:00 PM**  
**CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**BRIEFING: THURSDAY, SEPTEMBER 8, 2022, AT 11:00 AM**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**APPEALS**

- V-22-74** Appeal of **William Evan Ziegler** of a decision of an administrative official in the Office of Buildings for a zoning and building permit complaint (21CAP-00000287) for property located at **752 Cumberland Road, N.E.**, fronting 180 feet on the north side of Cumberland Road and beginning 65 feet from the northwest intersection of Cumberland Road and Cumberland Circle. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 51 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: William Evans Ziegler**  
**Council District 6, NPU F**

**NEW CASES**

- V-22-91** Application of **Kronberg Urbanists Architects** for a variance to reduce the transitional buffer from 20 feet to 6 feet for the construction of a multi-family development for property located at **1070 Dill Avenue, S.W.**, fronting 101 feet on the south side of Dill Avenue and beginning 200 feet from the southwest intersection of Dill Avenue and Division Place. Zoned MRC-1/BL (Mixed Residential Commercial/Beltline Overlay). Land Lot 120 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: AN 1 Real Estate, LLC**  
**Council District 12, NPU X**
- V-22-99** Application of **Devin Radford** for a variance to reduce the front yard setback from 30 feet to 29.3 feet and the east side yard setback from 7 feet to 3 feet for the addition to the existing single family dwelling for property located at **2460 Abner Place, N.W.**, fronting 70 feet on the south side of Abner Place and beginning 359 feet from the northeast intersection of Abner Place and Arno Court. Zoned R-4A (Single Family Residential). Land Lot 251 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Devnin Radord**  
**Council District 9, NPU G**
- V-22-100** Application of **Adam Stillman** for a variance to reduce the east side yard setback from 7 feet to 3.33 feet and to increase the size of an accessory structure from 30% to 37.2% of the main dwelling for the construction of an accessory structure and an addition to the existing single family dwelling for property located at **552 Park Drive, N.E.**, fronting 50 feet on the north side of Park Drive and beginning 150 feet from the northeast intersection of Park Drive and Orme Circle. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 54 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steven Goff**  
**Council District 6, NPU F**
- V-22-102** Application of **Ray Bachan** for a variance to reduce the front yard setback from 10 feet to 6 feet 6 inches, the east side yard setback from 5 feet to 3 feet 7 inches and the west side yard setback from 5 feet to 1 foot 2 inches for additions to an existing building for property located at **1823 Martin Luther King, Jr. Drive, N.W.**, fronting 49.8 feet on the north side of Martin Luther King, Jr. Drive and beginning 101 feet from the northeast intersection of Martin Luther King, Jr. Drive and Helena Avenue. Zoned C-1 (Community Business/Intown South Commercial Corridor). Land Lot 173 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lincoln Allen as MBR/MG of Ace Development Solutions, LLC**  
**Council District 10, NPU I**

*Please click the following link to review a copy of the rules adopted on July 23, 2020*  
<http://www.atlantaga.gov/index.aspx?page=399>.

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- V-22-103**      Application of **Chrystine Carson** for a variance to reduce the front yard setback from 30 feet to 13 feet and the north side yard setback from 7 feet to 5 feet for an addition to the existing single family dwelling for property located at **1042 Linam Avenue, S.E.**, fronting 40 feet on the east side of Linam Avenue and beginning 150 feet from the southeast intersection of Linam Avenue and Haygood Avenue. Zoned R-5-C/BL (Two Family Residential Conditional/Beltline Overlay). Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Chrystine Carson**  
**Council District 1, NPU V**
- V-22-105**      Application of **Gregory Curtis** for a variance to reduce the north side yard setback from 7 feet to 3.7 feet and the rear yard setback from 15 feet to 2 feet for the conversion of an accessory structure into an accessory dwelling unit for property located at **490 Sterling Street, N.E.**, fronting 50 feet on the west side of Sterling Street and beginning 216 feet from the southwest intersection of Sterling Street and Euclid Avenue. Zoned R-4 (Single Family Residential). Land Lot 240 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Deanna Joe & Gregory Curtis**  
**Council District 2, NPU N**
- V-22-106**      Application of **Dianne Barfield** for a variance to reduce the half-depth front yard setback from 15 feet to 8.6 feet for an addition to an existing single family dwelling for property located at **245 Tuskegee Street, S.E.**, fronting 100 feet on the south side of Tuskegee Street and beginning at the southwest intersection of Tuskegee Street and Grant Terrace. Zoned R-5-C/BL (Two Family Residential Conditional/Beltline Overlay). Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Harold Johnson**  
**Council District 1, NPU V**
- V-22-107**      Application of **Mike Parmelee** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **3512 Old Ivy Lane, N.E.**, fronting 240 feet on the east side of Old Ivy Lane and beginning 138 feet from the southeast intersection of Old Ivy Lane and Old Ivy Road. Zoned R-3 (Single Family Residential). Land Lot 63 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Heather Roberts**  
**Council District 7, NPU B**
- V-22-108**      Application of **Nichelle Bell** for a variance to increase the lot coverage from 50% to 54.88% for an addition to an existing single family dwelling for property located at **102 Avery Drive, N.E.**, fronting 70 feet on the south side of Avery Drive and beginning 83 feet from the southeast intersection of Avery Drive and Polo Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 56 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Chris & Susan Makrides**  
**Council District 6, NPU E**

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- V-22-110**      Application of **Louis Mieszkowski** for a variance to reduce the east side yard setback from 7 feet to 3 feet and the rear yard setback from 15 feet to 5 feet for the construction of a detached garage for property located at **1042 Sanders Avenue, S.E.**, fronting 50 feet on the north side of Sanders Avenue and beginning 250 feet from the northwest intersection of Sanders Avenue and Lytle Avenue. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 12 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Louis Mieszkowski**  
**Council District 5, NPU W**
- V-22-111**      Application of **Nina E. Gentry** for a variance to reduce the west side yard setback from 7 feet to 4.8 feet for an addition to an existing single family dwelling for property located at **1665 Noble Drive, N.E.**, fronting 85 feet on the southeast side of Noble Drive and beginning 424 feet from the northeast intersection of Noble Drive and Johnson Road. Zoned R-4 (Single Family Residential). Land Lot 56 of the 18<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Matt & Elizabeth Holcombe**  
**Council District 6, NPU F**
- V-22-113**      Application of **Jim Walker & Garrett Coley** for a variance to reduce the south side yard setback from 7 feet to 3 feet and the rear yard setback from 15 feet to 3 feet (credit given for half the width of the alley) for the construction of accessory structures for property located at **88 Polo Drive, N.E.**, fronting 88 feet on the west side of Polo Drive and beginning approximately 295 feet from the intersection of Polo Drive and Montgomery Ferry Drive. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 56 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Fulton D. Lewis, III**  
**Council District 6, NPU E**
- V-22-114**      Application of **Hugh Dinteman** for a variance to reduce the west side yard setback from 7 feet to 1.83 feet and the east side yard setback from 7 feet to 2.67 feet for an addition to an existing single family dwelling for property located at **978 Wylie Street, S.E.**, fronting 26 feet on the north side of Wylie Street and beginning 366 feet from the northwest intersection of Wylie Street and Weatherby Street. Zoned R-5/BL (Two Family Residential/Beltline Overlay). Land Lot 13 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Hugh Dinteman**  
**Council District 5, NPU N**
- V-22-115**      Application of **Mike Parmelee** for a variance to increase the lot coverage from 40% to 46.47% and a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **3955 North Ivy Road, N.E.**, fronting 65 feet on the east side of North Ivy Road and beginning 130 feet from the southeast intersection of North Ivy Road and Stovall Boulevard. Zoned R-3 (Single Family Residential). Land Lot 43 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Dorsey Farr**  
**Council District 7, NPU B**

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**DEFERRED CASES**

- V-22-35** Application of **Alicia Encalade** for a variance to reduce the half-depth front yard setback from 17.5 feet to 7 feet, eliminate the front porch requirement and to eliminate the requirement that garages be recessed and located a minimum distance of ten linear feet behind the front façade of the principal structure for the construction of a single family dwelling for property located **1565 Linda Way, S.W.**, fronting 49.5 feet on the north side of Linda Way and beginning at the northwest intersection of Linda Way and Avenida Street. Zoned R-4 (Single Family Residential). Land Lot 150 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Little Dollar Bill, Inc.**  
**Council District 10, NPU T**
- V-22-66** Application of **Kemal G. Karsli** for a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for property located at **654 Kimberly Lane, N.E.**, fronting approximately 89 feet on the west side of Kimberly Lane and beginning approximately 90 feet from the southwest intersection of Kimberly Lane and Rock Springs Circle. Zoned R-4A (Single Family Residential). Land Lot 55 of the 18<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kemal G. Karsli**  
**Council District 6, NPU F**
- V-22-68** Application of **Ashley Barton** for a variance to reduce the rear yard setback from 15 feet to 7 feet, the east side yard setback from 7 feet to 4 feet and a special exception to allow active recreation (swimming pool) in a yard adjacent to a street for the construction of a swimming pool for property located at **2725 Defoors Ferry Road, N.W.**, fronting 80 feet on the north side of Defoors Ferry Road and beginning approximately 97 feet from the northwest intersection of Defoors Ferry Road and Warren Road. Zoned R-4 (Single Family Residential). Land Lot 220 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Angie Surface**  
**Council District 9, NPU C**
- V-22-89** Application of **Susan Johnson & Earl Jackson** for a variance to allow a parking pad in the rear yard setback and to increase the lot coverage from 50% to 58% for the construction of an addition and parking pad for property located at **59 Daniel Avenue, N.E.**, fronting 55 feet on the east side of Daniel Avenue and beginning 165 feet from the northeast intersection of Daniel Avenue and Knox Street. Zoned R-4 (Single Family Residential). Land Lot 203 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kurt Berger & Alison Hoehn**  
**Council District 5, NPU O**
- V-22-90** Application of **Nina E. Gentry** for a variance to reduce the rear yard setback from 20 feet to 3.49 feet for the construction of an accessory structure for property located at **3243 Andrews Court, N.W.**, fronting 118 on the east side of Andrews Court and beginning at the southeast intersection of Andrews Court and W. Paces Ferry Road. Zoned R-3 (Single Family Residential). Land Lot 114 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: John J. Byrne**  
**Council District 8, NPU B**

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**V-22-94**

Application of **Shaun Belle** for a variance to increase the transitional height plane from 35 feet to 80 feet, eliminate the transitional yard requirement and special exception to reduce the onsite parking from 47 spaces to 30 spaces for the construction of a mixed use development for property located at **1100 Ridge Avenue, S.W.**, fronting 139 feet on the northeast side of Ridge Avenue and beginning approximately 122 feet from the southeast intersection of Ridge Avenue and Weyman Avenue. Zoned MRC-1-C/BL (Mixed Residential Commercial/Beltline Overlay). Land Lot 74 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Victoria, LLC & 1100 Ridge Ave, LLC**  
**Council District 1, NPU V**

**END OF AGENDA**